

March 9, 2015

A regular meeting of the Board of Fire Commissioners for Fire District 2, Town of Harrison, Westchester County, New York was held at the Municipal Building, 1 Heineman Place, Harrison, NY, Westchester County, on Monday, March 9, 2015, at 6:30 PM, Eastern Standard Time. All members having received due notice of said meeting:

MEMBERS PRESENT:

Ronald Belmont - Fire Commissioner

Marlene Amelio – Fire Commissioner

Joseph Cannella – Fire Commissioner

Stephen Malfitano – Fire Commissioner

Fred Sciliano – Fire Commissioner

March 9, 2015

Mr. Peter F. Gaito with Peter F. Gaito & Associates made a presentation to the Board of Fire Commissioners on the proposed renovation and addition to the Harrison Fire Department, Fire District #2, building.



# Harrison Fire Department Fire District #2

## Renovation and Addition

206 Harrison Avenue  
Harrison, NY 10528

Presented By



**Peter F. Gaito & Associates**  
Architects | Engineers | Planners

Existing Building

- Current building is a 91 year old two story brick and concrete block structure
- The original building was constructed in 1923
- The original building is a brick masonry structure with a gabled roof and bell tower
- The addition was built in 1983
- The addition is brick veneer, concrete block and steel structure with a flat roof
- The original building has two apparatus bays, and second floor meeting room and a mezzanine level Bunkroom for four persons (under the stage)
- The addition has three apparatus bays and a second floor with a large community room, two offices and bathrooms
- Current annual expenses for repairs and maintenance to the existing facility average \$135,000
- Current annual expenses for utilities (gas, oil and electricity) average \$34,500



Existing Building Photographs

## Building Inadequacies and Concerns

### **Existing**

- Brick façade: needs to be repointed and cleaned
- Bell tower: needs repair, safety concern
- Exterior entry doors: non-functioning, confusing, security risk
- Gable roofs: need new, gabled areas are unusable and energy waste
- Windows throughout the building: not energy efficient, security risk
- Concrete apron at 1983 addition: deteriorating
- Width of apparatus doors: too narrow, bollards cause damage
- Apparatus bays: short for equipment and storage needs
- Exterior storage containers at the rear of the building: security risk
- Antiquated and inefficient heating system distributes heat unevenly throughout the building. Multiple AC units installed throughout the building are inadequate



### **Existing**

- Apparatus Bay, Laundry and Bathroom: floor is sinking, safety and structural concern
- Apparatus Bay walls: gypsum wall board not waterproofed, not insulated
- Cascade Air System in Apparatus Bay: unprotected from vehicles, the fresh air intake not connected, awkward and inconvenient location
- Apparatus bays are overcrowded, inefficient access to equipment and lack of dedicated storage
- Alarm Radio Room: needs to be completely refurbished
- Building security and communication systems need to be replaced
- Crowded Environment: Lack of space for Fire Department (Volunteer and Career) training, working and Administrative Functions
- Open grate ladder stair to the Career Firefighter's Bunkroom are inadequate, not allowed by NYS Building Code, safety concern
- Second floor: is not ADA compliant
- Second floor bathrooms: not up to code

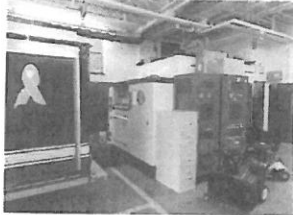
## Existing Building Conditions



1. Insufficient space creating overcrowded Career Firefighter Locker Room and Gear Rack space



2. Disorganization - inefficient use of available space at Apparatus Bay



3. Air Tank Filling Station Located in Apparatus Bay not protected from damage. Vehicles need to be removed from bay in order to operate equipment.



4. Lack of storage space within apparatus bays does not allow full access to emergency vehicles.

- Inadequate Storage Areas
- Limited access to stored items, reduces response time, safety concern
- Apparatus Bay walls are gypsum board
- No outside air connections for Cascade System
- Limited access to emergency vehicles

## Crowded Rooms throughout Building



1. Career Fireman's Day Room, Dining Room and Kitchen adjacent to Apparatus Bay



2. Administrative Office, room being used by several administration personnel



3. Office being used by all Fire Chiefs and meetings with officers



4. Volunteers & Career Firemen's Upper Level Day Room with TV area, recreational activities and small exercise space

- Inefficient Kitchen / Dining Room
- Insufficient Office spaces
- Inefficient use of space

## Storage Areas



1. Office being used as storage space, inefficient use of windowed room



2. Coat storage in stairway, safety concern



3. Storage space within means of egress passage, not allowed by NYS Building and Fire codes

- Insufficient and poorly arranged storage areas
- Non-code compliant storage areas

## Career Fire Personnel Locker and Bathroom Facilities requiring upgrade



1. Career Firefighter's lockers and Bunkroom, low ceiling height non-conforming to current building code requirements



2. Career Firefighter's Supervisor's space located within Bunkroom, no privacy, disruptive to Bunkroom



3. Career Firefighter's bathroom, non-conforming to NYS Building Code

- Inadequate sleeping arrangements
- Non-code compliant ceiling height in Bunkroom
- Insufficient Office space for Career Supervisor
- Non-code compliant bathroom

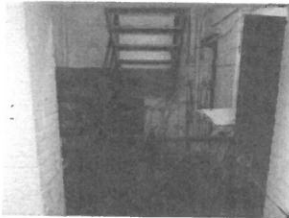
## Building Deficiencies



1. Existing Apparatus Bay floor slab has settled creating uneven surfaces and tripping hazards.



2. Apparatus Bay bathroom floor sinking, structural concern.



3. Existing open grate access stair to Career Firefighter's Bunkroom, non-compliant with NYS Building Code

- Deteriorating floor in Apparatus Bay, structural concern
- Alarm Radio Room equipment upgrade needed
- Sinking floor in Apparatus Bay and Bathroom, structural concern
- Non-code compliant ladder stair to Career Firefighter's Bunkroom

## Mechanical Equipment to be Upgraded



1. Existing boiler room equipment, inefficient



2. Existing air compressor, undersized and non-functioning



3. Existing air handler located in attic space

- Antiquated and inefficient heating system
- Lack of required air exchange
- Inadequate AC units installed throughout
- Undersized non-functioning air compressor
- Expensive to operate and maintain

Building Code and  
Accessibility  
Deficiencies



#### **NYS Building Code and NFPA Code**

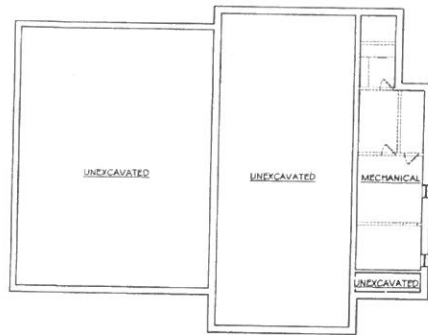
- The building does not meet current fire protection requirements according to New York State Building Code & NFPA Code
- There is no sprinkler system within the building
- There is only one means of egress stair within the building
- The existing building does not meet the current New York State Energy Code

#### **ADA Accessibility**

- The existing building does not meet ADA Accessibility Guidelines
- The main building entrance does not provide ADA access
- The building does not provide ADA access to the second floor

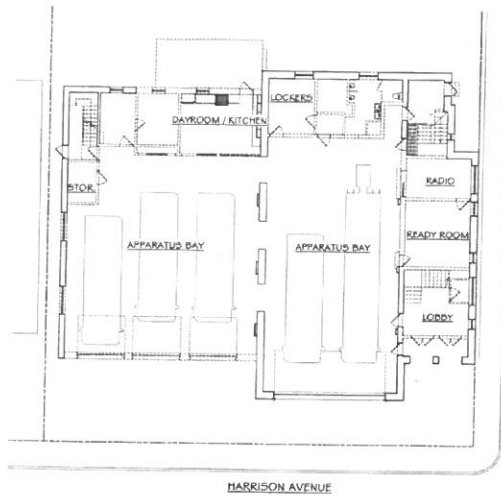
# Existing Building Plans

(with proposed demolition scope of work)



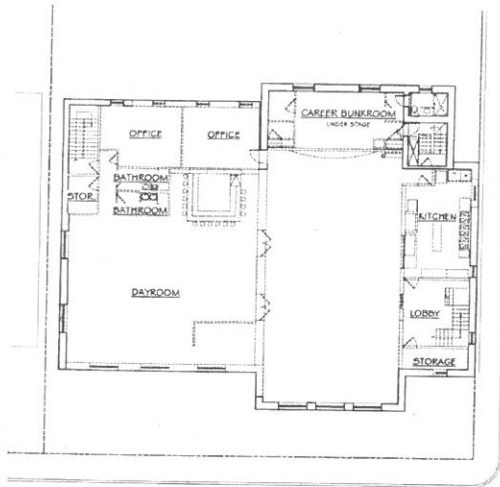
- Remove existing mechanical equipment
- Remove existing interior walls and doors
- Remove existing access ladder stair

Existing / Demolition Cellar Plan



- Remove existing windows
- Remove existing exterior deck
- Remove existing exterior doors
- Remove existing non-code compliant stairs
- Remove existing non-code compliant access ladder stair
- Remove existing exterior wall and overhead doors at existing addition Apparatus Bay
- Remove existing exterior doors at lobby, stairs and rear of building
- Remove existing mechanical equipment
- Remove existing Dayroom and Kitchen
- Remove existing interior walls and doors
- Remove existing floor in original Apparatus Bay / Lockers / Bathroom

Existing / Demolition First Floor Plan



- Remove existing windows
- Remove existing mechanical equipment
- Remove existing access ladder stair
- Remove existing non-code compliant stairs
- Remove existing interior walls and interior doors
- Remove existing bathrooms
- Remove existing stage
- Remove existing mezzanine / Career Firefighters Bunkroom and Bathroom
- Remove existing kitchen appliances, cabinets & counters

Existing / Demolition Second Floor Plan

## Building Enhancements

### **Enhancements**

- Bring entire building up to current NY State Building & NFPA Codes
- Clean and repoint existing brick facades
- Install an elevator for ADA compliance and access to all floors
- Provide new energy efficient exterior doors and windows
- Provide new NYS and ADA code complaint public friendly entrance
- Provide access to apparatus bays directly from parking lot at rear of building
- Provide new floor slab and drains in the 1923 two apparatus bays
- Provide additional depth to 1983 addition - three apparatus bays and provide new concrete apron
- Provide new energy efficient, code- compliant Plumbing, Sprinkler, Electrical, Fire Alarm and Security Systems
- Provide new high efficiency HVAC systems

### **Enhancements**

- Provide a public entrance that signals arrival. Provide easily recognized entries for Public and Fire Personnel
- Provide improved layout at building interior storage to provide adequate storage space at each floor
- Reorganize building to accommodate public and private functions without interference
- Effectively utilize existing and new building spaces for firematic and administrative offices
- Provide new code compliant bathrooms and locker areas
- Completely refurbish Alarm / Radio room
- Provide a secure / functional location for the Cascade Air System



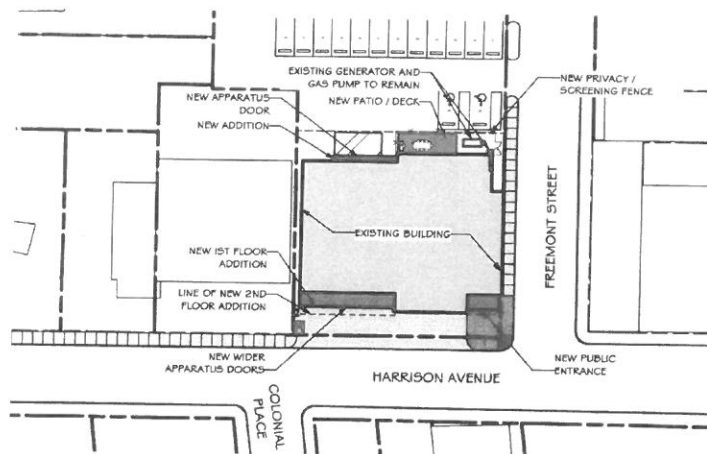
### **Enhancements**

- Maximize space by combining Volunteer and Career Fire Department Functions (i.e. Alarm / Ready Room, Dayroom, Exercise Room)
- Provide new Career Firefighter semi-private sleeping quarters for 6 firefighters, locker rooms for 27 firefighters and two dedicated bathrooms
- Provide new Third Floor to alleviate overcrowding throughout the building, approximately 7,000 sq ft
- Provide new multi-functional meeting rooms with dedicated code compliant bathroom facilities
- Integrate proposed addition with existing building architecturally by material choices and construction types

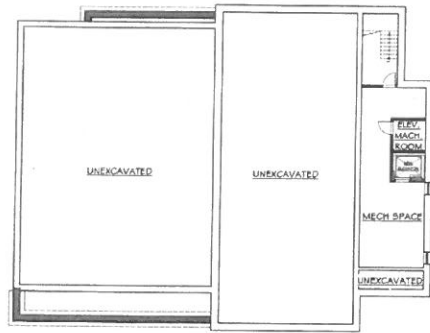
## **Energy and Environmental Design Components**

- Increased Natural Daylighting – with high performance window wall and glazing systems including double insulated Low-E Glazing
- Energy efficient lighting using LED technology
- Occupancy sensors for lighting efficiency
- Water conserving plumbing fixtures
- CO2 monitoring / exhaust systems
- High efficiency energy generating elevator system
- Energy Star appliances
- High Efficiency HVAC systems with no CFC's
- New insulation systems to comply with energy code and reduce utility costs
- Lower energy usage equals lower utility bills
- Recycled content, low VOC materials (paint, carpeting, flooring, ceilings)
- Regional materials usage

## Proposed Building Plans



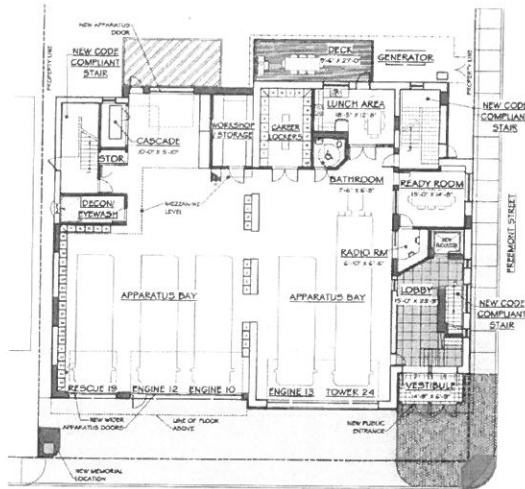
Proposed Site Plan



**Features:**

- Install new foundation system for areas of additions
- Install new code compliant stair
- Install new sprinkler system
- Install new high efficiency mechanical equipment
- Install new energy efficient elevator and associated equipment

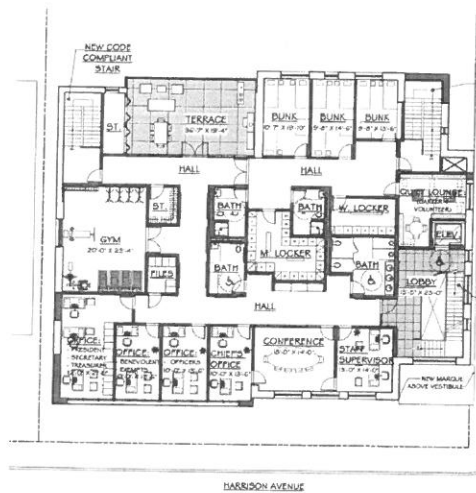
Proposed Cellar Plan



Proposed First Floor Plan

#### Features

- Install new high performance windows and glazing
- Install high R-value insulation at exterior walls
- Install new insulated exterior egress and overhead doors
- Install new deck and fencing
- Install new sprinkler system
- Install new interior walls and doors
- Install new code compliant stairs
- Create new rooms for Cascade system, Decon/Eyewash, Workshop/Storage
- Install new floor in original Apparatus Bay
- Install new Career Locker Room
- Install new Lunch Area with new appliances, cabinets & counters
- Install new Bathroom
- Install new Radio Room and Ready Room
- Install new Lobby & Vestibule
- Install new energy efficient Elevator
- Install new exterior wall and wider overhead doors at existing addition / Apparatus Bay
- Create / modify Memorial area



#### Features

- Install new high performance windows and glazing
- Install high R-value insulation at exterior walls
- Install new sprinkler system
- Install new code compliant stairs
- Create new covered Terrace
- Install new interior walls and doors
- Create new Career Firefighter's Semi-Private Bunkrooms for 6
- Create new Men's & Women's Locker rooms for 27 lockers
- Create new Bathrooms
- Create new Quiet Lounge for Career & Volunteer Firefighter's
- Create new Lobby
- Install new energy efficient Elevator
- Create new Gym for Career & Volunteer Firefighter's
- Create 4 new Offices for Administrative, Fire Department Officers and Fire Chief's
- Create Conference Room for 12
- Create Office for Career Firefighter's Staff Supervisor

Proposed Second Floor Plan







Proposed Rendering  
Corner of Harrison Avenue and Freemont Street

March 9, 2015

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APPROVAL OF AMENDMENTS TO BY-LAWS AND RULES OF ORDER  
OF THE HARRISON VOLUNTEER FIRE DISTRICT #2  
OF THE TOWN OF HARRISON, NEW YORK

On a motion of Commissioner Sciliano, seconded by Commissioner Cannella,

it was

RESOLVED to approve the amended By-Laws and Rules of Order of the Harrison Volunteer Fire District #2 of the Town of Harrison.

FURTHER RESOLVED to forward a copy of this Resolution to the Law Department, Chief of Fire District #2 and the President of the Harrison Fire Department.

Adopted by the following vote:

AYES: Commissioners Amelio, Cannella, Malfitano, Sciliano  
and Belmont

NAYS: None

ABSENT: None